



**READY TO OCCUPY**

- First floor class E commercial unit for sale/rent
- Unit measures c. 591sqft
- 0.3 miles from Forest Hill Station
- Vacant possession – ready to occupy
- 989 years virtual freehold
- Guide price £178,500 VF/H or £14,000pa rental

### Description

Clyde Terrace is a modern mixed-use development built in the heart of Forest Hill.

The available first floor commercial unit measures 591 sqft, with layout comprising of x2 commercial spaces, WC/shower room and kitchenette. The unit is ready for immediate occupation.

The unit would be well suited for use as either office, creative space, clinic or indoor fitness. The existing Class E unit does have a freeholder prohibited use for E(a) - Display or retail sale of goods, other than hot food, E(b) - Sale of food and drink for consumption (mostly) on the premises and E(f) Creche, day nursery or day centre.

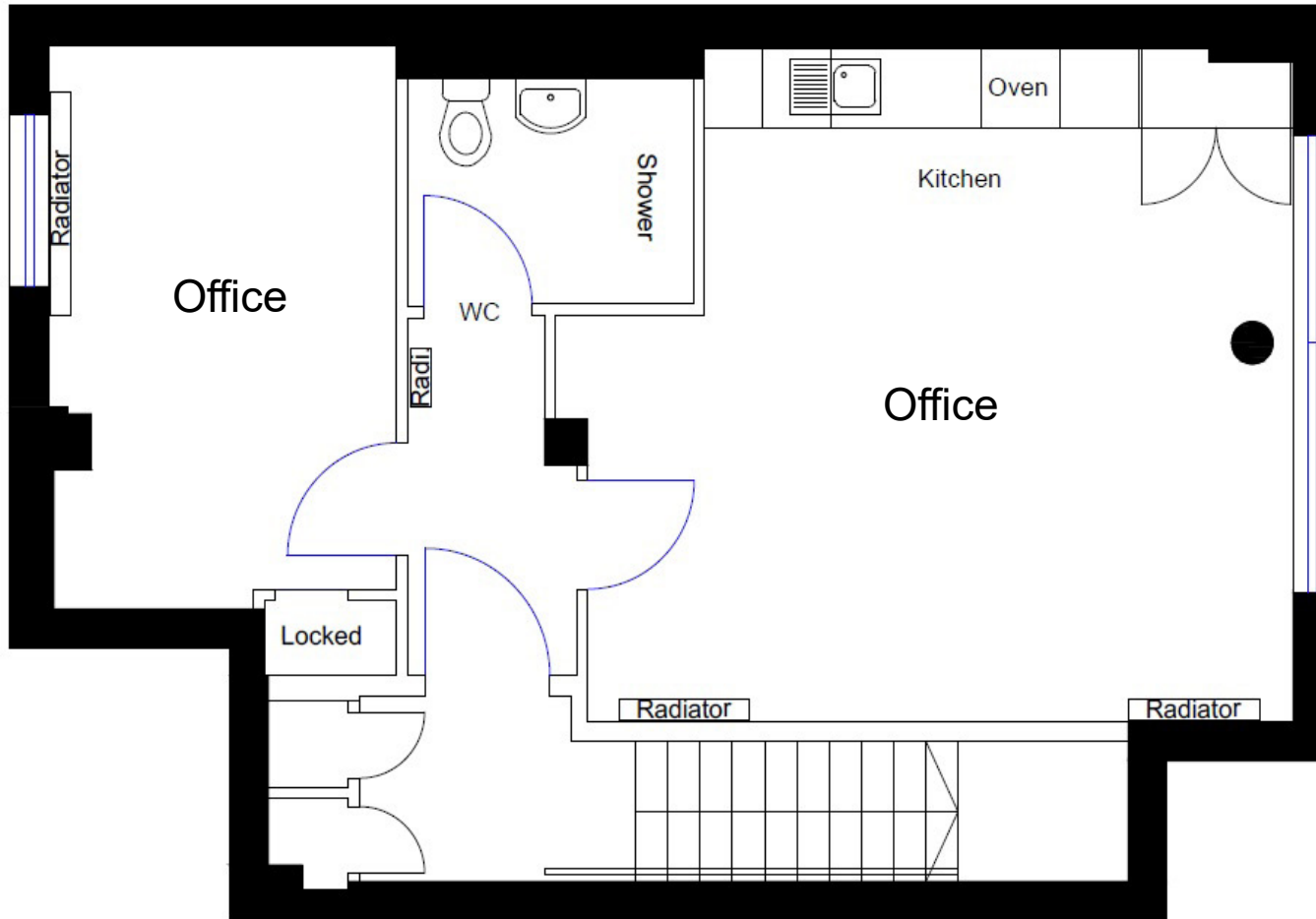
The unit would suit an owner operator or investor alike.

**Unit 24 Clyde Terrace, Forest Hill, London SE23 3BA**

First floor 591sqft class E commercial unit for sale/rent

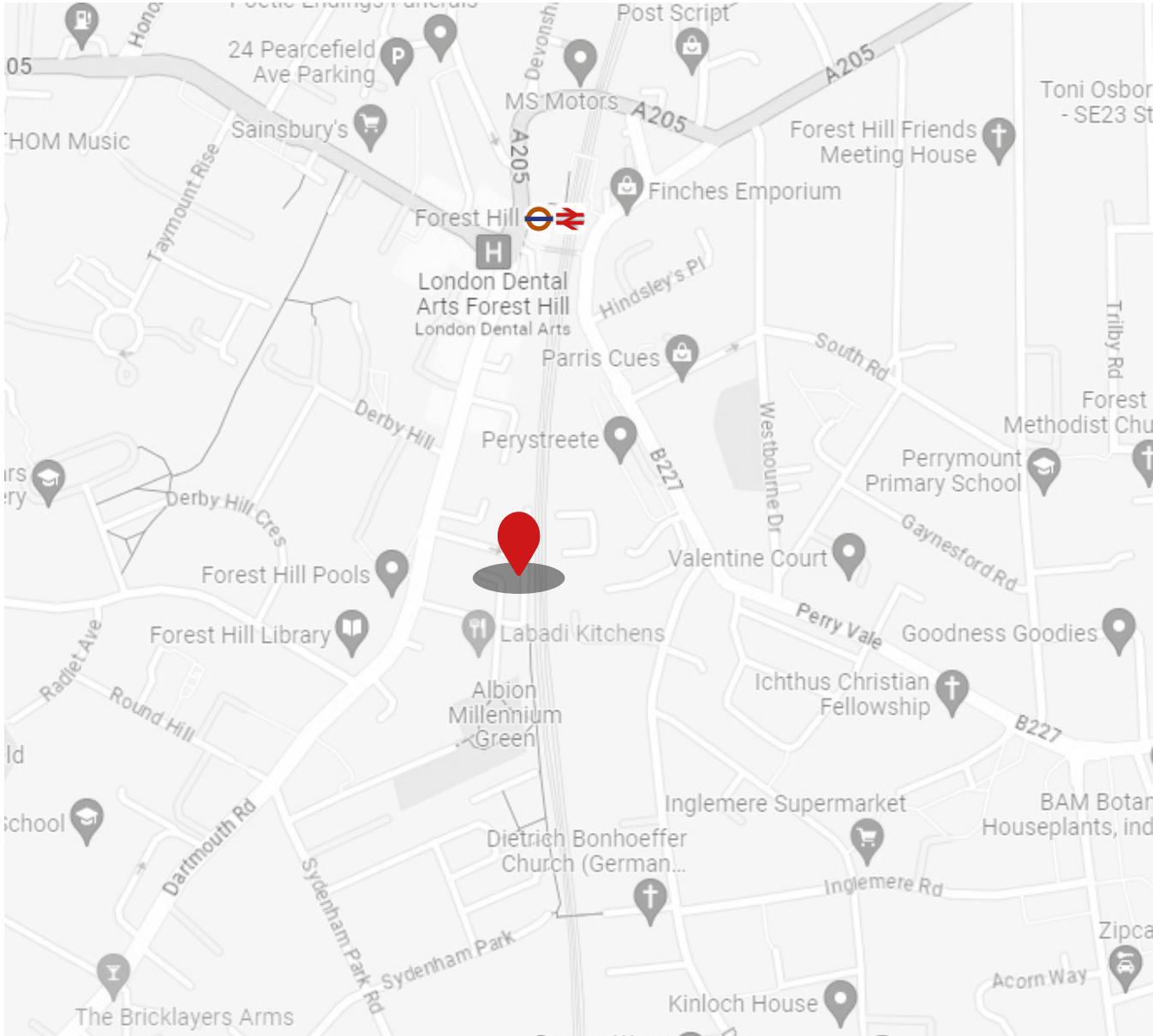


# Floorplan



**First Floor**  
**591sqft**





## Location

Clyde Terrace is a quiet side street running parallel to the A2216 Dartmouth Road in Forest Hill within the London Borough of Lewisham. Forest Hill mainline train station is within walking distance being just 0.3 miles away with regular direct services to London Bridge (17 mins) and London Victoria (42 mins). Central Forest Hill is becoming increasingly fashionable and this is epitomised by the other business operators on Clyde Terrace that include a fitness studio, fashion design house, building design consultancy and media studio.

## Terms

Guiding £178,500 + VAT for the vacant freehold interest or £14,000 pa + VAT for the rental.

## Stamp Duty & VAT

We understand that commercial rates of stamp duty and VAT will be applicable for any sale or rental.

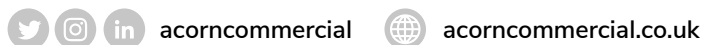
## Further Information

Copies of the floorplans, additional internal photographs, EPC's and planning approvals are available on request.



## Contact

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